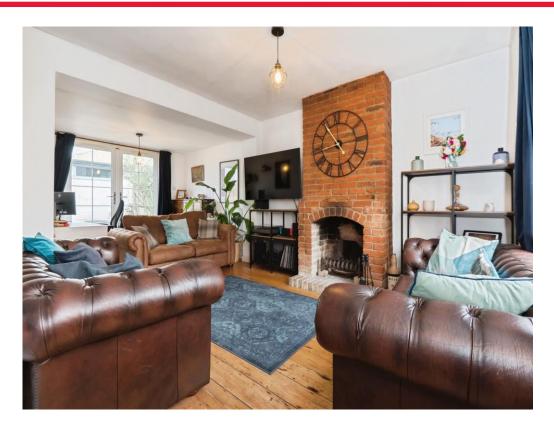


Connells

Albany Road SOUTHAMPTON

# Albany Road SOUTHAMPTON SO15 3EF







# **Property Description**

Connells are bringing to market this double-fronted, three-bedroom detached home in the popular Freemantle area. Located in a cul-desac with no through road this property is modern yet cosy, and ideal for family living and entertaining.

The welcoming hall leads to a spacious 20ft living room with an open fire and French doors opening onto the well-maintained rear garden, creating a seamless indoor-outdoor flow. The open-plan dining room and kitchen feature neutral cabinetry, integrated appliances, space for a freestanding fridge/freezer, and a small breakfast bar, perfect for casual dining. A downstairs W/C completes the ground floor.

Upstairs, the landing has built-in storage, leading to two double bedrooms with built-in storage and a single - ideal as a childs room or office - band a contemporary four-piece bathroom with bath, shower, toilet, hand-wash basin, radiator, and mirrored storage cabinet.

Outside, there's a low-maintenance, well-sized garden with raised sleeper beds, a double garage for extra storage, and a parking space behind the property in front of the garage. On-road parking is also available to the front.

Situated between Southampton's two main high streets, the property is close to shops, schools, Southampton General Hospital, and excellent transport links including two nearby train stations and easy access to the M27.

## Hallway

## **Living Room**

20' 10" x 11' 3" ( 6.35m x 3.43m ) 20ft with Open Fire & French Doors

## **Dining Room**

12' x 11' 4" ( 3.66m x 3.45m ) Open-Plan with Kitchen

#### Kitchen

12' 10" x 8' 6" ( 3.91m x 2.59m )

Open-Plan with Dining Room, Neutral Cabinetry, Integrated Appliances, Space for a Freestanding Fridge/Freezer, and a Small Breakfast Bar, Perfect for Casual Dining

## Landing

Has Built-In Storage

#### Bedroom 1

14' 9" x 11' 11" ( 4.50m x 3.63m ) Has Built-In Storage

#### Bedroom 2

11' 10" x 11' 4" ( 3.61m x 3.45m ) Has Built-In Storage

## Bedroom 3

10' 11" x 9' 6" ( 3.33m x 2.90m )

## **Bathroom**

10' 11" x 9' 6" ( 3.33m x 2.90m )

Four Piece with Toilet, Hand-Wash Basin, Bath, Mirrored Storage Cabinet, Shower & Radiator

















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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax Band: D

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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